

## CITY OF CORAL CABLES, FLORIDA

## ORDINANCE NO 3243

AN ORDINANCE **ADOPTING** CITY OF CORAL CABLES COMPREHENSIVE PLAN AMENDMENTS **RESULTING** FROM CITY'S EVALUATION AND APPRAISAL REPORT WHICH ADDRESSES STATUS AND PERFORMANCE OF "CORAL CABLES COMPREHENSIVE PLAN, 1989", AS REQUIRED UNDER CHAPTER 163 FS AND CHAPTER 9J-5 FAC, AND AS DETERMINED BY STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, AND **REPEALING** ALL ORDINANCES INCONSISTENT HEREIN

WHEREAS, on April 29, 1980, the City adopted a document entitled "City of Coral Gables comprehensive Plan 1978-2000" as evidenced by Ordinance No 2345, and

WHEREAS, in October, 1985, the state of Florida adopted the "Local Government Planning and Land Development Regulations Act" which necessitated that amendment be made to the City's adopted Comprehensive Plan, and

WHEREAS, on February 16, 1989, the City adopted a document entitled "Coral Cables Comprehensive Plan 1989" as evidenced by Ordinance No 2827, and

WHEREAS, the City has entered into a stipulated Settlement Agreement with the state of Florida Department of community Affairs (DCA) to amend the "City of Coral Cables Comprehensive Plan 1989" under the authority of Resolution No 27354 and as evidenced by Ordinance No 2910, and

WHEREAS, FSS Chapter 163 and FAC Chapter 9J-5 require the preparation of an Evaluation and Appraisal Report (EAR) to evaluate and assess the City Comprehensive Plan in achieving its goals, objectives and policies as well as recommended changes or amendments in order to improve its implementation, and

WHEREAS, the City proposed and submitted an EAR which was accepted and approved by DCA as evidenced by Resolution Nos 28990 and 29112, and

WHEREAS, the City desires to comply with the requirements specified in the regulations noted above, and

WHEREAS, the City has made great effort to follow designated procedures and meet mandated requirements so as to ensure careful consideration of all items prior to final adoption, and

WHEREAS, after notice of public hearing duly published and pursuant to the provisions of Chapter 163 Florida Statutes, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City on October 9, 1996, at which hearing all interested persons were afforded an opportunity to be heard, and

WHEREAS, the Local Planning Agency (Planning and zoning Board) at a regular meeting held on October 9, 1996, recommended to the City Commission that the Comprehensive Plan amendments resulting from the EAR be adopted, and

WHEREAS, the City Commission after due consideration at its regular meeting of November 12, 1996, approved the proposed Comprehensive Plan amendments and its submittal to the DCA on first reading, and

WHEREAS, the DCA prepared and submitted to the City an Objections, Recommendations and Comments (ORC) Report requesting certain additions and modifications to the proposed amendments prior to second reading, and

WHEREAS, the City has prepared and included all changes requested to the satisfaction of DCA,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES

**SECTION 1.** That from and after the effective date of this ordinance, the City of coral cables comprehensive Plan amendments resulting from the Evaluation and Appraisal Report are hereby adopted as hereinafter set forth and shall be transmitted to the state Department of Community Affairs

**A. FUTURE LAND USE ELEMENT**

- 7 1 OBJECTIVE Future Land use and impact of Concurrency Management The location, extent and intensity of future land use as adopted in the Future Land Use Map series will be based, in part, upon the physical and financial feasibility of providing all affected areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Comprehensive Plan This Objective shall be achieved through the implementation of the following policies
- 7 1 3 POLICY Establish Program to Monitor Concurrency Management Beginning in January 1997, the City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development
- 7 1 3 1 POLICY Schedule for Evaluation and Appraisal Reports After January 1, 1997, the City shall prepare an Evaluation and Appraisal Report for submittal to DCA as required by Chapter 163, FS and Rule 9J-5, FAC and pursuant to the schedule in 9J-33, FAC
- 7 1 4 POLICY Revise Land Development Regulations The City Land Development Regulations went into effect December 31, 1991 After January 1, 1997, if warranted, the City shall revise the Land Development Regulations, which govern zoning, subdivision, signage, landscaping and tree protection, surface water management and other areas, as needed in order to
- (a) Effectively regulate future land use activities and natural resources identified on the Future Land use Map
  - (b) Adequately protect property right
  - (c) implement the goals, objectives, and policies stipulated in the comprehensive Plan

- 7 2 OBJECTIVE Control Blight and Promote Redevelopment Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration. This Objective shall be achieved through the implementation of the following policies
- 7 2 1 POLICY Monitor Blight and Establish Procedures for corrective Action The City's adopted anti-blight ordinance allows potential problems to be cited and requires property owners of cited property to take remedial action
- 7 2 2 POLICY implementing Programs for Redevelopment, Rehabilitation, and Renewal By January 1, 2002, the City shall determine the feasibility of obtaining Community Development Block Grants and/or other similar funding for carrying out the following programs
- 1 City-Wide Rehabilitation Program The purpose of this program is to provide funds for rehabilitating homes owned or rented by very low, low, and moderate income households, demolishing and clearing dilapidated units which are beyond repair and detrimental to the health of the neighborhood environment, and defray or compensate households required to find temporary housing during rehabilitation
  - 2 City-Wide Weatherization Program The purpose of this program is to provide funding to very low, low, and moderate income households for weatherization improvements
- 7 3 OBJECTIVE Achieving Compliance with Future Land Use Map and Plan By the year 2010 the city shall endeavor to reduce the number of inconsistencies between the Future Land use Map and the actual land uses from 70 to 35
- 7 4 OBJECTIVE Natural and Historic Resources Provide for protection of natural and historic resources. This Objective shall be achieved through the implementation of the following policies
- 7 5 2 POLICY initiate Procedures to Monitor Land use East of Old cutler Road The City Planning Department shall maintain an inventory of dwelling units and overall land areas east of Old Cutler Road and shall update the inventory by December 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested
- 7 6 OBJECTIVE Coordination with state per Chapter 580 FS coordinate City actions with appropriate resource planning and management

plans prepared pursuant to Chap 380 FS, and approved by the Governor and cabinet in a fashion consistent with this Plan. This Objective shall be achieved through the implementation of the following policies:

- 7 7 OBJECTIVE Discourage urban Sprawl Discourage the proliferation of urban sprawl by amending the land development regulations to include a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.
- 7 7 4 POLICY incentives for Infill and Redevelopment The City shall develop by December 31, 1998 a strategy for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: Coral Gables by December 31,
- (a) Surrounding land use compatibility
  - (b) Neighborhood Identity
  - (c) intensity/Density of the use
  - (d) Landscaping and buffering
  - (e) Historic resources
  - (f) Public Facilities including roadways
  - (g) Access and Parking
- 7 7 5 POLICY Redevelopment of Industrial Design Center By January 2000, the City shall adopt land development regulations which encourage the development of the industrial Design Center as a mixed use village.
- 7 8 OBJECTIVE Adequate infrastructure for New Development Ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:
- 7 9 OBJECTIVE innovative Development Regulations Encourage sound innovation in development regulations which provide a continuing process to respond to community needs. This Objective shall be achieved through the implementation of the following policies:
- 7 9 3 POLICY Downtown Development By December 1998, the City in conjunction with business and property owners shall develop a Downtown improvement Plan based upon existing plans, including the 1990 university of Miami study, which considers at a minimum the following:
- (a) Whether a Downtown Development Authority (consisting of both public and private members) should be created

- (b) Whether the Downtown Development Authority should be provided with a dedicated funding source
  - (c) How to continue attracting headquarter of international corporations
  - (d) How to preserve the City's historical Mediterranean architecture and design
- 7 9 4 POLICY Miracle Mile Redevelopment By December 1998, the City in conjunction with business and property owners shall have developed a redevelopment plan for the Miracle Mile area which considers at a minimum the following issues
- (a) Whether to create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement
  - (b) Whether to reduce speed limits along Miracle Mile
  - (c) whether to encourage a mix of uses with unique shopping and cultural opportunities
  - (d) Whether to encourage shopping for neighborhood residents
  - (e) Whether to improve parking
- 7 11 OBJECTIVE Residential Development Pattern Maintain a pattern of overall low density residential use with limited medium, and high density residential uses in selected areas to preserve the low intensity character of the residential neighborhoods This Objective shall be achieved through the implementation of the following policies
- 7 12 OBJECTIVE Community Design standards By January 2001, the City shall adopt land development regulations which maintain the high aesthetic community design standards
- 7 13 OBJECTIVE scenic vistas By January 2001, the City shall adopt land development regulations which create, preserve and maintain scenic vistas in keeping with the classic tradition as embodied in the original City plan
- 7 14 OBJECTIVE Neighborhood Character By January 2001, the City shall adopt land development regulations which preserve and improve the character of neighborhoods
- 7 14 1 POLICY Codify Neighborhood Boundaries Establish and codify boundaries for all neighborhoods by December 31, 1999

- 7 14 2 POLICY Neighborhood Preservation and improvement By January 2001, the City shall adopt land development regulations addressing the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods
- 7 15 OBJECTIVE Flexibility in Comprehensive Planning The City acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall seek traditional and innovative methods to provide Coral Gables with greater flexibility in tailoring the comprehensive planning process to meet the City's needs
- 7 15 1 POLICY Sustainable Communities Demonstration Project In 1996, DCA developed a sustainable communities demonstration project which would allow five (5) selected communities greater flexibility in the comprehensive planning process while developing partners within the state to assist them in this effort. The City shall apply for designation as a sustainable community each time the program is offered by DCA until either the City receives the designation or the program is no longer offered
- 7 16 OBJECTIVE Annexation Study The City acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the City desires to develop a plan for managing potential annexation. Therefore, by June 1, 2000, the City shall prepare an annexation study which analyzes the potential for incorporating unincorporated areas around Coral Gables. The study shall document issues surrounding potential development within the unincorporated urban area
- 7 16 1 POLICY Parameters of Annexation Study The City annexation study shall
- 1 Review and evaluate Dade County land development forecasts and supportive documentation associated with development within the unincorporated urban area. The analysis should consider at a minimum
    - (a) Population and housing projections
    - (b) Architectural similarities
    - (c) Traffic circulation linkages and issues of mutual City/County Concern
    - (d) water and wastewater service systems, including intergovernmental coordination issues
    - (e) Drainage and natural water basins

- (f) Natural feature restricting development
- 2 investigate the City's ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to emergency services
  - 3 Evaluate the unincorporated areas for compliance with the City Building code and code of Ordinances
  - 4 Analyze infrastructure issues, including improvement needs based on development forecasts
  - 5 Recommend a strategy for improving, planning and management of development within unincorporated areas including annexation alternatives. The recommendations shall include but not be limited to
    - (a) Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas
    - (b) Policies and or actions for developing efficient systems for (1) delivering municipal services, and (2) achieving diversification of the municipal tax base
  - 6 identify linkages established by employment and/or consumer goods markets which may effectively link residents of unincorporated areas with the City

**B. PLANNING TIMEFRAMES**

- 10.0 Pursuant to Rule 9J-5.005(4) FAC, the City hereby adopts the following planning periods from 1997 to 2005, and 2006 to 2010

**C. TRAFFIC CIRCULATION ELEMENT**

- 3.1 OBJECTIVE Roadway Level of service standards and Concurrency Management All roads within the City are classified as roads within Existing urbanized Areas by the State of Florida, and are within the Urban infill Area (UIA) by Metro-Dade County. Coral Gables shall reduce the number of roadways operating at a level of service lower than the Level of Service (LOS) Standards contained in the adopted policies of this element from seven (7) to three (3) by January 2003, and zero (0) by January 2010. The LOS standards for traffic facilities shall be used in the concurrency management program to issue development orders as of the effective date provided in CMP as set forth in the Capital improvement Element.

- 3 1 1 POLICY Minimum Roadway Level of Service Standards The minimum or lowest quality acceptable peak-period operating level of service (LOS) standards for state Principal Arterial, Minor Arterial, County Minor Arterial and County Collector roads within the City of Coral Gables shall be as herein established
- 3 1 6 POLICY Special Transportation Area Designation Special planning and urban management needs related to severe limitations of right-of-way conditions, high land values, urban infill development, highly regarded historic, aesthetic, environmental and unique residential nature of the area, combined with central business district requirements for LOS standards which support more intense road and mass transit utilization for productive and essential human and business interaction are recognized by the City's establishment of a special transportation area (STA) The STA is defined as the area bounded by Tamiami Trail (S W 8th Street), Flagler street and the City Limits on the North, Sunset Drive on the south, Red Road (SW 57th Avenue) on the west and Cartagena Plaza, Le Jeune Road, the City Limits and Douglas Road (S W 37th Avenue) on the East less the area contained within the Gables Redevelopment and Infill District as described in Policy 3 2 1 of this Element All transportation facilities within the STA shall be considered both as individual facilities and as an integrated functional system for balanced transportation services
- 3 2 OBJECTIVE Transportation Concurrency Exception Area Provide a transportation concurrency exception area within the City concurrency Management Program pursuant to the policies listed below
- 3 2 1 POLICY Establishment of Gables Redevelopment and infill District The specific geographic area of the Gables Redevelopment and infill District (GRID) is contained within a line as follows and is shown on Map 2-#
- Bounded on the north by Tamiami Trail (S w 8th street), beginning at Douglas Road and proceeding west along Tamiami Trail, then south along the city boundary to Le Jeune Road, then south to Ponce de Leon Boulevard, then southwest to Red Road, then south to sunset Road, then north at Lot 14, Block 29, Riviera Section Part 14 to San Ignacio Street, then west to Nervia Street, then north-northeast (projected) to caballero Boulevard, then north to Hardee Road, then west to Mariposa Avenue, then northeast to Mariposa Court then northwest to Madruga Avenue, then northeast to Maynada street, then north to Miami-Homestead Avenue, then northeast to Miller Road, then east to Riviera Drive, then northeast to Menendez Avenue, then northeast to Rosaro Street then east to Le Jeune Road, then orth to Crant Drive, then east to Washington Drive north and northeast to Lincoln Drive, then north to Grand Avenue, then east to Brooker street, then north along the western city boundary



to point of beginning at the intersection of Tamiami Trail (S W 8th Street) and Douglas Road

3 2 2 POLICY

Exception to Transportation Concurrency A proposed development will not be denied a concurrency approval for transportation facilities provided the development is otherwise consistent with the adopted Comprehensive Plan and it meets the following pursuant to section 163 3180 FS

- (a) The proposed development is located within the cables Redevelopment and infill District
- (b) If the project would result in an increase in peak-period traffic volume on a Florida Intrastate Highway system (IHA) roadway that is operating below any adopted LOS standard, with increase would exceed two percent (2%) of the capacity of the roadway at the adopted LOS standard, the City shall require the developer and successors to implement and maintain trip reduction measures to reduce travel by single-occupant vehicles so that the resultant increase in traffic volume does not exceed two percent (2%)

3 2 3 POLICY

Implementation of Exception Coral Cables shall include in its concurrency management program ordinance or administrative rules appropriate criteria and methodologies to implement the exception authorized in this policy consistent with requirements of Chapter 163 Part II, FS

3 2 4 POLICY

Developments with De Minimis Impact A proposed development that conforms to the criteria enumerated in Section 1633180(6) FS and is located in any portion of the Cables Redevelopment and infill District where an affected transportation facility is operating below its adopted LOS standard, is deemed to have a de minimis impact that, alone or in combination with other similar or lesser impacts, will not cause unacceptable degradation of the level of service on affected transportation facilities Coral Cables shall include in its concurrency management program ordinance or administrative rules appropriate methodologies for determining and monitoring de minimis impacts consistent with Section 163 3180(6) FS and chapter 9J-5 FAC

3 2 5 POLICY

Funding Priority for Highway and Transit Planning Activities In highway and transit planning activities of the City and the Metropolitan Planning Organization (MPO), the City will give highest priority to the funding of necessary capacity improvements to any roadways and transit services that would help to relieve congestion on FHS facilities, as defined in Section 338 001 FS which are operating below their adopted LOS standard and which congestion can be attributed to development in the City and other areas

- 3 2 6 POLICY infill and Redevelopment in Appropriate Parts of City As a vibrant mature City located in rapidly growing Dade County, Coral Gables shall pursue infill and redevelopment in appropriate parts of the City, especially the GRID This has included or shall include
- (a) The Central business District designation for the commercial core around Miracle Mile
  - (b) The City's sponsorship of a public-private venture for redevelopment of the Bus Terminal as a multi-use retail, office, and residential site
  - (c) The City's redevelopment of Lot 22 as an off-street parking structure with street level retail components
  - (d) The possible redevelopment of the City's equipment Yard into a mixed use village
  - (e) A possible light trolley system in the GRID area part of the City traveling approximately from the Douglas Entrance, a huge mixed use redevelopment project, to the Metrorail Station at Douglas Avenue and US 1
  - (f) Possible redevelopment incentives for the Douglas Apartment District
  - (g) Maintaining the Mediterranean Design ordinance, which awards density and height bonuses for development in the Mediterranean Design District
- 3 3 OBJECTIVE Motorized and Non-Motorized System Provide for a safe, convenient and efficient motorized and non-motorized transportation system This objective shall be achieved through the implementation of the following policies
- 3 4 OBJECTIVE Coordinate Land use and Traffic Circulation Coordinate traffic circulation system with future land use and capital improvement elements as adopted on future land use map series and the Plan, recognizing fiscal and Physical constraints This objective shall be achieved through the implementation of the following policies
- 3 4 2 POLICY integrated Traffic Circulation and Land Use Planning The City, through the concurrency management system, shall continually monitor and evaluate the impacts of existing and future land development on the transportation system in order to achieve integrated management of the land use decisions and traffic circulation impacts, particularly outside of the STA and GRID
- 3 4 5 POLICY improving Mobility By January 2005, the City shall consider and may adopt regulations which require new development and encourage existing development to participate in implementing strategies to improve mobility, such as van-pooling, car-pooling, guaranteed ride home, provision for pedestrian and bicyclists
- 3 5 OBJECTIVE intergovernmental Coordination per chapter 508 FS on an annual basis, the City shall coordinate its plans with the plans

and programs of the Metropolitan Planning organization, Public Transportation Authority, Chapter 380 FS based resource planning and management plans and Florida Department of Transportation (FDOT) Five Year Transportation Plan

- 3 6 OBJECTIVE Right-of-Way and Transportation Corridor Needs Rights-of-way and transportation corridor needs for existing and future transportation facilities needs shall be designated and reserved This objective shall be achieved through the implementation of the following policies
- 3 7 OBJECTIVE: Protect Community/Neighborhood Integrity The traffic circulation system will protect community and neighborhood integrity This objective shall be achieved through the implementation of the following policies
- 3 8 OBJECTIVE Qualitative Factors Surrounding Transportation Planning Plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values This objective shall be achieved through the implementation of the following policies

#### D. STREET CLOSURES

The City has not adopted any policies on street closures

#### E HOUSING ELEMENT

- 4 1 OBJECTIVE. Provide Adequate and Affordable Housing Provisions for adequate and affordable housing for existing and future residents shall be made This objective shall be achieved through the implementation of the following policies
- 4 1 3 POLICY Use of City Median income to Calculate Affordable Housing Need In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, not Dade County The median household income shall be obtained from the most recent data available
- 4 1 4 POLICY Selecting Sites for Affordable Housing for Very Low, Low, and Moderate income Households By December 31, 1001, the City shall amend its land development regulations in order to include principles and criteria for locating very low, low, and moderate income housing The City shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, City of Miami, and Dade County Sites for affordable housing for very low, low, and moderate income households shall be approved if such sites have access to the following facilities, services and/or activity centers

- (a) serviced by potable water and central wastewater systems
- (b) Accessible to employment centers and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis
- (c) Located on a paved street accessible to a major street (ie , included in the City's major thoroughfare plan)
- (d) Accessible to public parks, recreation areas, and/or open space systems
- (e) Located on sites having adequate surface water management and solid waste collection and disposal

4 1 5 POLICY Annual Assessment of Affordable Housing Needs The City Planning Director, or other City representative directed by the city Manager, shall meet with Dade County and the City of Miami and by December 31, 2000 draft a program for annual evaluation of affordable housing needs within the incorporated and unincorporated areas The program shall include annual assessments, including recommended actions for the ensuing year The annual assessment of affordable housing needs shall be presented to the City Planning and zoning Board and the city commission for action

4 1 6 POLICY Participation in Regional Planning Council Housing Activities Beginning in January 1997, the City shall participate in South Florida Regional Planning council initiatives directed toward educating local governments of new techniques, especially programs applicable to the region

4 1 7 POLICY Barriers Within Land Development Regulations All amendments to the city land development regulations after January 1, 1002 shall be reviewed by the City to ensure that the proposed regulatory techniques and review procedures do not create barriers to affordable housing The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices

4 2 OBJECTIVE Housing conditions and Blighting Influences Eliminate substandard housing conditions and blighting influences, and improve structural and aesthetic housing conditions This objective shall be achieved through the implementation of the following policies

4 3 OBJECTIVE Housing stock conservation conserve the existing housing stock in Coral Gables This objective shall be achieved through the implementation of the following policies

4 4 OBJECTIVE Housing implementation Programs Formulate appropriate housing implementation programs through the City's ongoing planning process This objective shall be achieved through the implementation of the following policies

- 4 5 OBJECTIVE Adequate Housing sites Support adequate housing sites for all residents of Coral cables This objective shall be achieved through the implementation of the following policies
- 4 5 4 POLICY Housing for Elderly The City Land Development Regulations shall be amended by December 31, 2000 to permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers
- (a) Serviced by potalbe water and central wastewater systems
  - (b) Accessible to shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis
  - (c) Located on a paved street accessible to a major street (ie , included in the City's major thoroughfare plan)
  - (d) Accessible to public parks, recreation areas, and/or open space systems
  - (e) Located on sites having adequate surface water management and solid waste collection and disposal
- 4 5 5 POLICY Provision of Diverse Housing Types City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official zoning Maps, respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the City
- 4 5 6 POLICY Provision of Assistance to Private Housing sector Beginning January 1, 1997, the Coral Cables Planning Department shall provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of descrimination in housing
- 4 5 7 POLICY Developing Public/Private Partnerships By December 31, 2005, the City shall assist in developing local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources
- 4 6 OBJECTIVE Treatment of Displaced Residents Provide equitable treatment for all residents of coral cables displaced through public programs or activities This objective shall be achieved through the implementation of the following policies

- 4.7 OBJECTIVE Affordable Housing The City shall address future affordable housing needs through the implementation of the following policy
- 4.7.1 POLICY Affordable Housing Need For the base years 1995 and 2000 the City has a total affordable housing surplus of 7 and 156 units, respectively Based upon University of Florida Shimberg Center data, the current affordable housing inventory contains a disproportionate share of rental units as opposed to owner occupied units as shown in Appendix A Based upon the facts that the City is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis
- 1 Pursuant to Dade county Resolution NO 1477-96, the City is participating in the Dade County infill strategy Task Force This Task Force is directed towards identifying strategies for infill, redevelopment and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation
  - 2 The City is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant Program This partnership has been responsible for the addition of 17 housing units to the Coral cables affordable housing inventory
  - 3 The City shall continue to participate in the South Florida Regional Planning Council's affordable housing initiatives

**F. PUBLIC FACILITIES ELEMENT**

**SANITARY SEWERS SUB-ELEMENT**

- 6A COAL Provision of Sanitary sewer Provide a level of sanitary sewer treatment that meets the water quality based effluent limitations established by the Florida Department of Environmental Protection and The calculated level of service for the system
- POLICY standard for New Lift stations After plan adoption, all new lift stations within the City shall be required to have a limit of ten (10) hours per pump
- 6.1 OBJECTIVE use of Septic Tanks Ensure effective septic tank utilization for single-family and duplex land uses where they remain safe, efficient, environmentally sound and the least costly long-term method of disposal of sanitary waste All other areas are to be efficiently and effectively serviced by sanitary sewer systems within 10 years of the date of adoption of this plan

This objective shall be achieved through the implementation of the following policies

- 6 1 2 POLICY Prioritization of conversion to Sanitary sewer service Land uses, other than Residential Single-Family RL and RH or Residential Multi-Family RMD (Duplex) that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible
- 6 1 3 POLICY Sanitary Sewer Requirements for New Developments New developments shall be required to connect to the sewer system in accord with City administrative rules, which shall not be less restrictive than the Dade County Code. The Metro-Dade county regional wastewater treatment and disposal system shall operate with a design capacity of 2 percent above average daily flow for the preceding year
- 6 1 4 POLICY Sanitary Sewers Level of service Existing sanitary
- (a) The local system shall maintain the design capacity to collect and dispose of 135 gallons of sewage per capita per day
  - (b) All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow

**SOLID WASTE SUB-ELEMENT**

- 6B COAL solid waste collection and Disposal Provide solid waste collection on a regular basis in order to maintain the appearance of the City and protect the Public Health
- 6 2 OBJECTIVE Maintaining solid waste collection operations Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies
- 6 2 2 POLICY Solid waste collection City shall maintain collection services at the following levels of service
- (a) Residential pickup is to be twice a week for household waste, once per week for trash, and once per week for recycling
  - (b) Commercial service provided by private contract service, shall continue at a level of service as agreed upon the parties, not less than once per week
- 6 2 3 POLICY solid waste Level of service

- 1 In cooperation with Metro-Dade County, the City shall provide and maintain a minimum acceptable level of service for solid waste collection at an annual average design generation rate of
  - (a) Five pounds (5 lbs) per capita per day for residential garbage and trash
  - (b) One half pound (0.5 lbs) per capita per day for residential recycling, and
  - (c) seven pounds (7 lbs) per capita per day for non-residential service
- 2 Certification of the availability and commitment of capacity by Metro-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process

6.2.4 POLICY Hazardous waste Collection and Disposal City shall cooperate in the hazardous waste collection and disposal programs of Metro Dade County by enforcing within the City's jurisdiction, such hazardous waste collection practices required by the county and other agencies with jurisdiction. Such cooperation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter serving the city. Such notification shall indicate that the City does not provide Hazardous waste Collection services. Furthermore, such notification shall state that only vendors permitted by Metro-Dade Department of Environmental Resource Management (DERM) are allowed to transport hazardous waste. The notification shall also state that for a current list of permitted hazardous waste haulers, residents should contact DERM.

#### **DRAINAGE SUB-ELEMENT**

6C COAL Provision of Adequate Drainage Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters.

6-3 OBJECTIVE Maintenance of Surface and stormwater System Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies:

6310 POLICY water Quality standards for New Development After January 1997, all new developments must retain at least the first one inch (1") of storm water runoff on-site in order to preserve water quality.

#### **POTABLE WATER SUB-ELEMENT**



- 6D COAL Provision of Potable water City shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available
- 6 4 OBJECTIVE Maintenance of Potable water System The potable
- 6 4 5 POLICY water System Level of service Standards The minimum acceptable level of service standards of potable water shall be 294 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than 100 psi The regional treatment system shall operate with a rated capacity which is no less than two percent (2%) above the maximum day flow for the preceding year water quality shall meet or exceed all federal, state, and County primary standards for potable water, and system wide storage capacity for finished water shall equal no less than fifteen percent (15%) of the county-wide average daily demand
- 6 4 6 POLICY Fire Protection Level of Standards The minimum acceptable level of service standards for fire flows shall be maintained as provided herein

**NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT**

- 6E COAL Protect Functions of Croundwater Aquifer Recharge Areas The functions of natural groundwater aquifer recharge areas in the city shall be protected and maintained
- 6 5 OBJECTIVE. Managing Aquifer Recharge Conditions Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes This objective shall be achieved through the implementation of the following policies

**C. COASTAL MANAGEMENT ELEMENT**

- 3 1 OBJECTIVE Maintaining Environmental Quality Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Metro-Dade DERM This objective shall be achieved through the implementation of the following policies
- 3 2 OBJECTIVE Protect and conserve Coastal Resources Protect and conserve remaining coastal resources, including wetlands, living marine resources, wildlife habitat, and historic resources This objective shall be achieved through the implementation of the following policies
- 3 3 OBJECTIVE Managing Disturbed or Degraded Natural Resources Restore and enhance disturbed or degraded natural resources and

implement programs to mitigate future natural resources disruption or degradation in the coastal area. This objective shall be achieved through the implementation of the following policies:

- 4.1 OBJECTIVE Managing Public Expenditures Limit public expenditures in coastal areas to projects clearly in the public interest and which minimize the risk from storm damage. This objective shall be achieved through the implementation of the following policies:
- 4.1.2 POLICY Limiting Subsidies to Development in Coastal Areas Limit public expenditures that subsidize development permitted in coastal areas as defined in Policy 4.1.4 except for restoration or enhancement of natural resources.
- 4.1.3 POLICY Definition of coastal High Hazard Area (CHHA) City adopts the Coastal high-hazard area as defined in FS Chapter 163, and Rule 9-J5 003(19), as the entire Category 1 Hurricane evacuation area as identified in the SFRPC Study.
- 4.1.4 POLICY Definition of coastal Area The coastal Area within the City shall be defined as the land south of the Coral Cables waterway, east of Old Cutler Road, and north of the southern City limit of coral Cables.
- 4.2 OBJECTIVE Managing Hurricane Evacuation Times Assure that future development or redevelopment maintains or reduces hurricane evacuation times. This objective shall be achieved through the implementation of the following policies:
- 4.3 OBJECTIVE Post Disaster Redevelopment Establish priorities and development guidelines for post-disaster redevelopment in the coastal area. This objective shall be achieved through the implementation of the following policies:
- 4.4 OBJECTIVE Priorities for Shoreline Uses Establish priorities and development standards for shoreline uses. This objective shall be achieved through the implementation of the following policies:
- 4.5 OBJECTIVE Exposure to Natural Hazards in Coastal Areas Reduce the exposure of human life and property to natural hazards in the coastal area. This objective shall be achieved through the implementation of the following policies:
- 4.6 OBJECTIVE Managing Coastal Infrastructure Establish level of service standards, areas of service and phasing of infrastructure in coastal area. This objective shall be achieved through the implementation of the following policies:
- 4.6.1 POLICY Limitations on Development in coastal Areas Limit development in designated coastal areas to uses which have historically proven to be less vulnerable to storm damage.

- 4 6 4 POLICY criteria for Prioritizing Shoreline uses and Public Shoreline Access
- 1 In reviewing applications for shoreline development first priority shall be directed to the following shoreline uses
    - (a) Non-structural shoreline protection uses such as native shoreline revegetation programs
    - (b) Approved water-dependent shoreline uses such as pile supported accessways and duly permitted dock facilities. All such facilities shall satisfy all provisions of the City's land development regulations and obtain requisite permits from all environmental permitting agencies prior to obtaining City approval
  - 2 second priority shall be directed toward uses such as
    - (a) Parking facilities for shoreline access located outside wetlands
    - (b) Residential structures that comply with building codes for structures within the coastal building zone
    - (c) Recreational facilities which comply with applicable codes

#### H. CONSERVATION ELEMENT

- 3 4 5 POLICY Designation of Wetlands on Future Land use Map After January 1997, the City shall protect the wetlands within coral Gables by continuing to designate those areas as "conservation" on the Future Land use Map, and furthermore, the City shall designate any wetlands areas annexed into coral Gables as "Conservation" on the Future Land Use Map

#### I. RECREATION AND OPEN SPACE ELEMENT

- 4 1 1 POLICY Recreation and Open space Level of service Standards Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable Level Of Service standards for recreation and open space are as herein provided
- 4 1 3 POLICY Maintenance of Existing Recreation Land and Facilities After January 1, 1998, the City shall maintain existing recreation and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvements, and demand

factors, and by improving design criteria and evaluation to attain a high quality park and recreation system

4 1 3 1 POLICY

Mandatory Land Dedication of Fees in Lieu Thereof By January 1, 1998, the City shall amend the land development regulations to include provisions for the mandatory dedication of land for parks and recreation or fees in lieu thereof. The formula shall be a pro rata formula based on city demand and supply analysis. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

4 1 4 POLICY

Youth Center Facilities By January 1, 1998, the City shall develop a plan to make full use of the Youth Center by instituting the following programs to meet the needs of Youth Center users:

- (a) Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball
- (b) Design classes that will interest adults, seniors and families as well as children, and
- (c) Provide separate play and game areas for children (6-11), teens (12-18), adults (18-55) and senior (55+)

4 2 3 POLICY

Recreation Programs for Families and Children City shall by December 2004 create strategies for increasing recreational opportunities within the Coral Cables Parks system for families and children.

4 2 7 POLICY

Conversion of Playground Equipment City shall continue to convert all existing City owned playground equipment to handicap accessible playground equipment to ensure recreational opportunities for all children using the following schedule:

- (a) FY 1996-97 Winokur and coral Bay Parks
- (b) FY 1998-99 Phillips and Sunrise Parks
- (c) FY 1997-98 Salvadore and Pierce Parks

4 2 8 POLICY

Increasing Cultural Activities City shall establish a formal procedure for working with local cultural organizations to assist them in attracting additional cultural activities to Coral Cables through such techniques as:

- (a) One-Stop Permitting for Festivals and Outdoor Events, and
- (b) Reduced Rental Fees for use of City Buildings

- 4 3 3 POLICY Maintain Appearance of Public Entrance Gates, Fountains and Plazas Maintain appearance of public entrance gates, fountains and plazas
- 4 3 4 POLICY improve Appearance of Public Entrance Gates, Fountains and Plazas improve appearance of Public entrance gates, fountains and plazas in order to provide distinctive gateways into the City of Coral Gables
- POLICY Agreement with University of Miami for Recreation Purposes City by December 31, 1998 shall initiate discussions with the university of Miami to allow City residents to use recreational facilities and equipment on the University's campus

**J. INTERGOVERNMENTAL COORDINATION ELEMENT**

- 4 2 OBJECTIVE Coordinate Proposed Development impacting Adjacent Jurisdictions Ensure that the impacts of development, proposed in the City's comprehensive plan, upon development in adjacent municipalities, the county, adjacent counties, the region, and the state are addressed through coordination mechanisms This objective shall be achieved through the implementation of the following policies
- 4 2 1 POLICY Coordination of Development and Growth Management issues After Plan adoption, the City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction issues of regional and state significance shall be coordinated with the south Florida Regional Planning Council, the South Florida water Management District, and/or State agencies having jurisdictional authority issues to be pursued include but are not limited to the following
- (a) impacts of development proposed in the comprehensive Plan on Dade County, the Cities of Miami, west Miami, south Miami, and Pinecrest, the region, the state, and any governmental entity that may be created in the future
  - (b) Land development activities adjacent to the City's corporate limits within Dade County or the Cities of Miami, West Miami, South Miami, and Pinecrest or any other city created in the future
  - (c) Research regulatory framework and implementation of affordable housing programs
  - (d) City of Coral Gables land development activities adjacent to the unincorporated area of the County, or the Cities of Miami, west Miami, south Miami, and Pinecrest or any other city created in the future
  - (e) Potential annexation issues
  - (f) Areawide drainage and stormwater management master plan, proposed improvements, and implementing programs

- (g) Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements
- (h) Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas
- (l) Level of service standards for infrastructure system impacting the City and adjacent areas
- (j) conservation of natural and historic resources

## 4 2 2 POLICY

coordination of Transportation improvements After Plan adoption, the City shall coordinate all transportation improvements proposed by new development with DOT, DCA, SFRPC, Dade County, and other state and regional agencies concerned with assessing traffic impacts of proposed development

**K. CAPITAL IMPROVEMENT ELEMENT**

## 3 2 1 POLICY

Minimum Level of Service standards Used in Capital improvement Needs The following are the minimum acceptable level of service standards (LOS) to be utilized in planning for capital improvement needs

- 1 Traffic Circulation Level of service (LOS) The minimum or lowest quality acceptable peak-period operating level of service standards (LOS) for State Principal Arterial, County Minor Arterial and County collector roads within the City, beginning January 1, 1995 shall be as hereinafter set forth, with "Peak Period" meaning the average of the two highest consecutive hours of traffic volume during a week day
  - (a) Where no public mass transit service exists, roadways shall operate at or above LOS E, in STA's 20 percent of non-State roads may operate below LOS E
  - (b) Where mass transit service having headways of 20 minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than 120 percent of their capacity
  - (c) Where extraordinary transit service such as commuter rail or express bus service exists, generally parallel roads within 1/2 mile shall operate at no greater than 150 percent of their capacity
- 2 Sanitary sewer Level of service (LOS) Existing sanitary sewer systems within the jurisdiction of the City shall be operated at levels of service not less restrictive than that provided in Metropolitan Dade county Code, Chapter 24, Environmental Protection, as amended All sanitary sewer systems within the

jurisdiction of the city shall be operated to provide at least the minimum levels of service as herein described

- (a) The local system shall maintain the design capacity to collect and dispose of 135 gallons of sewage per capita per day
  - (b) All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow
- 3 Solid Waste Level of Service (LOS) city shall maintain nominal collection services at the following levels of service Residential pickup is to be twice a week for household waste, once per week for recycling, and once per week for trash, commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week In cooperation with the Metro-Dade County, the City shall provide and maintain a minimum acceptable Level of service for solid Waste collection at an annual average design generation rate of five pounds per capita per day for residential service, one half pound per capita per day for residential recycling, and seven pounds per capita per day for non-residential service Certification of the availability and commitment of capacity by Metro-Dade and applicable private vendors, shall be sufficient to demonstrate that such facilities are available to the site, during the concurrency review process
- 4 Potable Water Level of service (LOS) The minimum acceptable level of service standards of potable water shall be 294 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than 100 psi The regional treatment system shall operate with a rated capacity which is no less than two percent (2%) above the maximum day flow for the preceding year Water quality shall meet or exceed all federal, state, and County primary standards for potable water, and System wide storage capacity for finished water shall equal no less than fifteen percent (15%) of the county-wide average daily demand
- 5 Fire Protection Level of Service (LOS) The minimum acceptable level of service standards of fire protection shall be as follows
- (a) Minimum fire flows shall be maintained at not less than
    - (1) 500 gpm in single-family residential areas of densities of less than 5.8 units per acre
    - (2) 750 gpm for single-family and duplex residential areas at densities of 5.8 dwelling units per acre or more

- (3) 1500 gpm in multi-family residential and low intensity commercial areas of two floors or less
- (4) 3000 gpm in all other commercial and industrial areas
- (b) Automatic fire suppression systems shall be required in all buildings of six floors or more
- 6 Recreation and Open Space Level of Service (LOS). The minimum acceptable level of service standards for recreation and open space are as hereinafter set forth

Recreation  
 Facility \_\_\_\_\_ standard \_\_\_\_\_

Golf Courses	9 Holes per 25,000 res
Tennis Courts	1 Court per 2,000 res
Racquetball Courts	1 Court per 11,500 res
Basketball courts	1 Court per 5,000 res
Ball Diamonds	1 Field per 5,600 res
Playing Fields	1 Field per 5,600 res
Swimming Pools	1 Pool per 50,000 res
Equipped Play Areas	1 Area per 5,000 res

Parks _____	Standard _____
(acres per 1,000 residents)	
special Purpose	3 00
Neighborhood	0 75
Mini-Park	0 04
Open-Space	0 10

3 4 1 POLICY Limiting Subsidies to Development in coastal Areas. Public capital resources should not be spent to subsidize private development in coastal areas as defined in Policy 4 1 4 of the Coastal Management Element except for restoration or enhancement of natural resources

3 6 3 POLICY Revising Land Development Regulations. City interim Land Develop Regulations went into effect December 31, 1991. After January 1, 1997, the city shall revise the interim Land Development Regulations, which govern zoning, subdivision, signage, landscaping and tree protection, surface water management and other areas, as needed in order to

- (a) Effectively regulate future land use activities and natural resources identified on the FLUM
- (b) Adequately protect property rights, and
- (c) Implement the goals, objectives, and policies stipulated in the Comprehensive Plan



- 41                    Capital improvement Plan The Coral Gables Capital improvement Plan (CIP) for 1994 through 2000 is shown in Appendix B, which by reference has been made a part hereof. The City shall incorporate the new CIP into the Plan upon adoption of the annual budget beginning with the 1997-98 Budget.
- 5                    Requirements for Monitoring and Evaluation In addition to the general monitoring and evaluation requirements of the Plan, the City by November 1 of each year shall review the Capital improvement Element and amend the Capital improvement Plan to include new capital projects related to the Comprehensive Plan.
- 6                    Concurrency Management under this header, the City shall include the executive summary from the Coral Gables Concurrency Management System.

**L. HISTORIC PRESERVATION ELEMENT**

- 1 1      POLICY      Existing Documented Historic Resources As of December 1995, 95 individual buildings, structures, objects, and formal landscape features as well as 10 districts are listed in the Coral Gables Register of Historic Landmarks.
- 1 1 2   POLICY      Projected increase in Local Historic Landmarks City shall attempt to increase the number of locally designated historic landmarks by 10% by December 31, 2006.
- 1 1 3   POLICY      Projected Increase in Potential Historic Resources by Type By December 31, 2006, the City of Coral Gables shall attempt to increase the number of identified potential historic resources by 5% utilizing existing and future surveys of historic structures.
- 1 1 4   POLICY      Existing and Projected Number of Properties Listed in National Register The number of properties in the City presently listed in the National Register is eight sites. The City shall add two additional sites to the National Register by December 31, 2006.
- 3 1      OBJECTIVE      Enhance Protective Provisions To enhance the protective provisions established under Chapter 11 of the City Code, this objective shall be achieved through the implementation of the following policies:
- 3 1 3   POLICY      Review impact of Existing Land Development Regulations on Historic Preservation By January 2006, the City shall review the existing land development regulations and determine the impacts, if any, on historic preservation activities. The City shall then amend any land development regulations which

are in conflict with the City's historic preservation goals by December 2009

- 3 1 4 POLICY Impact Analysis within Planning Studies All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities as well as all new land development regulations shall identify the presence of historic, architectural and archaeological resources and analyze the impact, if any, on those resources
- 3 1 5 POLICY Procedures for Expanding Preservation of All Architectural Styles City shall have developed by December 2001, procedures to be included in City Historic Preservation Ordinance which allow for the addition of architectural styles to the list of styles to be preserved
- 4 1 1 POLICY improve inter-Departmental coordination Related to Historic Preservation By January 1999, the City shall develop strategies to improve coordination between the Historic Preservation Department and other City departments in an effort to minimize conflict including addressing, at a minimum, the following issues
- (a) Educating City employees about historic preservation activities
  - (b) Informing the Historic Preservation Department about construction work being performed by the City
  - (c) increasing the involvement of the Historic Preservation Department in the development of new regulations
- 5 1 1 POLICY investigate Specific Preservation Assistance Programs By December 1999, the city shall investigate the availability of National Trust for Historic Preservation programs as well as other sources to fund historic preservation activities
- 5 1 4 POLICY Tax-Exempt Non-profit Preservation Organizations After January 1998, the City shall actively provide and seek support for and from Section 501C3 tax-exempt non-profit preservation organizations in attempts to secure funding for preservation related activities
- 5 1 5 POLICY Establishing Fiscal Programs for Preservation By December 2004, the City shall coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants

#### **M TRANSPORTATION ELEMENT**

The City is required under 9J-5 to prepare a Transportation Element, which is the merger of the Traffic Circulation, Mass Transit, and Port Facilities Elements into one


**SECTION 2.** That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED THIS THIRTEENTH DAY OF MAY, A.D. 1997



RAUL J VALDES-FAULI  
MAYOR

ATTEST



VIRGINIA L PAUL  
CITY CLERK